072.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,354,900	/	1,354,900
USE VALUE:	1,354,900	/	1,354,900
ASSESSED:	1,354,900	/	1,354,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LE ROUX JONATHAN &
Owner 2:	YOSHIMOTO LE ROUX NORIKO
Owner 3:	
Street 1:	33 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	29-33 COLUMBIA RD LLC -
Owner 2:	-
Street 1:	12 DICKSON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 3566 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6901.000	916,000		438,900	1,354,900
Total Card	0.158	916,000		438,900	1,354,900
Total Parcel	0.158	916,000		438,900	1,354,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.95 | /Parcel: 379.95

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	315809
GIS Ref	
GIS Ref	
Insp Date	09/22/18

!16055!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	916,000	0	6,901.	438,900	1,354,900		Year end	12/23/2021
2021	101	FV	889,700	0	6,901.	438,900	1,328,600		Year End Roll	12/10/2020
2020	101	FV	889,500	0	6,901.	438,900	1,328,400	1,328,400	Year End Roll	12/18/2019
2019	101	FV	694,500	0	6,901.	407,600	1,102,100	1,102,100	Year End Roll	1/3/2019
2018	101	FV	690,000	0	6,901.	407,600	1,097,600	1,097,600	Year End Roll	12/20/2017
2017	101	FV	690,000	0	6,901.	357,400	1,047,400	1,047,400	Year End Roll	1/3/2017
2016	101	FV	690,000	0	6,901.	326,100	1,016,100	1,016,100	Year End	1/4/2016
2015	101	FV	674,400	0	6,901.	288,400	962,800	962,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:50:29

LAST REV

Date	Time
10/05/18	10:10:59
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16055

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
29-33 COLUMBIA	64054-217		8/8/2014	Chgd>Assmt<	1,330,000	No	No		
MAHONEY WILLIAM	63190-254		1/17/2014	Convenience	99	No	No		
KAPLAN MARC B,	62605-573		9/10/2013	Mult Lots	550,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2016	360	Solar Pa	5,089					Solar Panels
1/17/2014	47	New Buil	185,000	O				
10/22/2013	1571	Foundati	15,000	C				
10/16/2013	1542	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
9/8/2018	MEAS&NOTICE	BS	Barbara S
6/24/2015	SQ Returned	EMK	Ellen K
5/29/2014	Whole Card	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6901		Sq. Ft.	Site		0	70.	0.91	12									438,922						438,900	

Total AC/HA:	0.15843	Total SF/SM:	6901	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,922	Spl Credit		Total:	438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	9 - Stone	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:		% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94444752
Const Adj.:	1.00889909
Adj $ / SQ:	123.871
Other Features:	143250
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	921484
Depreciation:	5529
Depreciated Total:	915955

COMMENTS

Lot divided 33 Columbia --> 33,29 & 0 lot Columbia Rd. New Houses @ 29 &33.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

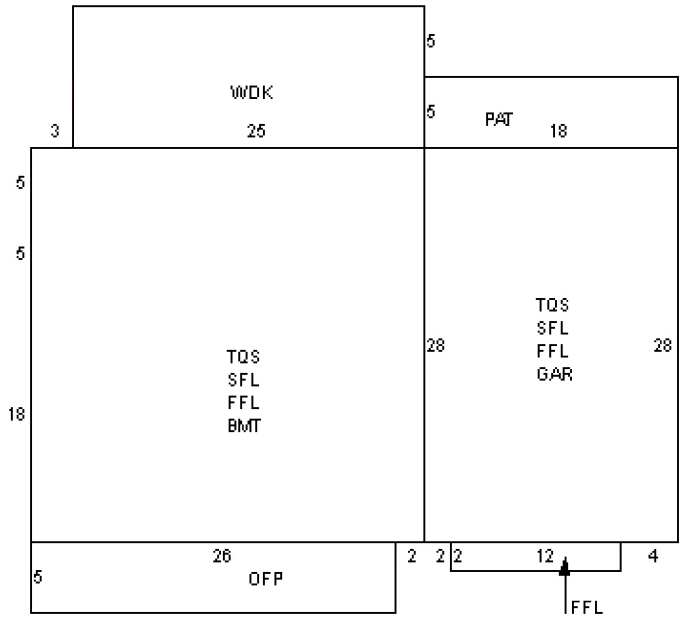
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.85
Special Features:	0	Val/Su Net:	172.05
Final Total:	916000	Val/Su SzAd	256.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	123.870	162,518
SFL	Second Floor	1,288	123.870	159,546
TQS	3/4 Story	966	123.870	119,659
BMT	Basement	784	37.160	29,134
GAR	Garage	504	20.140	10,150
WDK	Deck	250	10.090	2,522
OFP	Open Porch	130	29.450	3,829
PAT	Patio	90	6.050	545
	Net Sketched Area:	5,324	Total:	487,903

Size Ad	3566	Gross Area	5646	FinArea	3566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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